

REVISED

AGENDA

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 10, 2006
7:00 p.m.

City Hall Council Chambers
2263 Santa Clara Avenue, Third Floor
(Corner of Santa Clara Avenue and Oak Street)
ALAMEDA, CA

City Hall will Open at 6:45 p.m.

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speakers' time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE:
2. FLAG SALUTE:
3. ROLL CALL: President Cunningham, Vice-President Cook, Ezzy Ashcraft, Kohlstrand, Lynch, Mariani and McNamara.
4. MINUTES: Minutes for the meeting of May 22, 2006
5. AGENDA CHANGES AND DISCUSSION:
6. ORAL COMMUNICATION:
 - * Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5 minute time limit.
7. 2006-2007 ELECTION OF PLANNING BOARD OFFICERS:
8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

- 8-A. **DA89-1 -- Harbor Bay Business Park Association, Harbor Bay Isle Associates and Harbor Bay Entities -- Bay Farm Island (Primarily Harbor Bay Isle) (CE).** A request for a Periodic Review of Development Agreement DA89-01, for the period through April 4, 2006, as required under Zoning Ordinance Section 30-95.1. The properties are zoned R-1-PD, One Family Residence/Planned Development Zoning District; C-M-PD, Commercial Manufacturing Planned Development Zoning District; O, Open Space Zoning District and R-1-A-H, One Family Residence with Special Agricultural and Height Limit Combining Zoning District.

9. REGULAR AGENDA ITEMS:

- 9-A. **ZA06-000X Zoning Text Amendment – Citywide (CE).** Zoning Text Amendment to amend Subsection 30-4.9Ag.8. Off-street Parking and Loading Space of the C-C Community Commercial Zone of Chapter XXX (Development Regulations) to add a process for parking exceptions.

- 9-B. **Study Session - Master Plan Amendment – Catellus Mixed Use Development (AT).** The proposed revisions to the Catellus Mixed Use Development would allow the project sponsor to replace approximately 900,000 square feet of planned commercial office and R&D space with a mix of office, research and development, retail and residential uses. The propose revision includes two variants of the proposed land use plan in order to provide the flexibility to respond to future market conditions. Both variations would provide 400,000 square feet of previously entitled office spaces with supporting retail in the northwest portion of the site (north of Mitchell Avenue); approximately 50,000 square feet of waterfront retail; and a 20,000 square foot health club on the waterfront north of Mitchell Avenue. Approximately 21.3 acres west of 5th Street and approximately 4.3 acres of land north of Mitchell Avenue would be re-designated in the General Plan for approximately 300 housing units. East of 5th Street between Mitchell Avenue and Tinker Avenue, Variant A envisions an approximately 250,000 square foot shopping center on the 21 acres; and Variant B envisions 370,000 square feet of currently entitled R&D space. The project would require a General Plan Amendment.

10. WRITTEN COMMUNICATION:

11. BOARD COMMUNICATION:

- a. Oral Status Report regarding the Northern Waterfront Plan (Vice-President Cook).
- b. Oral Status Report regarding the Oakland/Chinatown Advisory Committee (Board Member Mariani).

- c. Oral Status Report regarding the Transportation subcommittee (Board Member Kohlstrand).

12. STAFF COMMUNICATION:

13. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- * Sign language interpreters will be available upon request. Please contact Latisha Jackson, Planning & Building Department, at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in enlarged print.
- * Audiotapes of the meeting are available upon request.
- * Please contact Latisha Jackson, Executive Assistant, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.